

AN ORDINANCE 2006 - 01 - 12 - 75

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY  
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED  
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY  
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE  
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 1.278 acres out of NCB 16582 from "R-6" Residential Single-Family District to "O-1" Office District.

**SECTION 2.** A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective January 22, 2006.

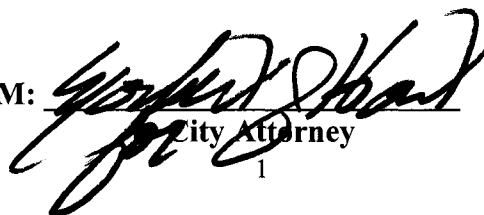
**PASSED AND APPROVED** this 12<sup>th</sup> day of January, 2006.

  
M A Y O R

PHIL HARDBERGER

ATTEST:   
City Clerk

APPROVED AS TO FORM:

  
City Attorney  
1

20005274

**FIELD NOTES FOR  
PROPOSED C-2**

**1.278 ACRES OUT OF 3.566 ACRES RECORDED IN VOLUME 1319, PAGE 373 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING:** At a point most northern corner of this herein described tract, said point also being along the southeast line of Lot 3, Block 17, NCB 177454, Fox Run, Unit 6 Subdivision recorded in Volume 9000, Page 209, Deed and Plat Records of Bexar County, Texas, said point being 158.96' South 51° 53' 11" West from the southwest right-of-way line of Fox Knoll;

**THENCE:** South 38° 11' 10" East 150.00' along the northeast line of this tract to the most easterly corner of this herein described tract;

**THENCE:** South 51° 48' 51" West 382.00' along the southeast line of this tract to a point for the most southern corner of the herein described tract;

**THENCE:** North 30° 05' 04" West 152.03' along the southwest line of this tract to a point for the most western corner of this tract, said point also being along the southeast line of Lot 9, Block 17, NCB 177454, Fox Run, Unit 6 Subdivision recorded in Volume 9000, Page 209, Deed and Plat Records of Bexar County, Texas;

**THENCE** North 51° 53' 11" East 359.00' along the northwest line of this tract, said line also being the southeast line of Fox Run, Unit 6 Subdivision recorded in Volume 9000, Page 209, Deed and Plat Records of Bexar, to the point of beginning of this 1.278 acre tract.

**EXHIBIT A**

To Ordinance No. \_\_\_\_\_  
Passed and Approved on  
January 12, 2006



# CASE NO: Z2005274

## Staff and Zoning Commission Recommendation - City Council

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**Date:** January 12, 2006

**Zoning Commission Meeting Date:** December 20, 2005

**Council District:** 10

**Ferguson Map:** 519 C5

**Applicant:**

Anna Hudley

**Owner:**

NAC Venture Three

**Zoning Request:** From "R-6" Residential Single-Family District to "O-1" Office District  
1.278 acres out of NCB 16582

**Property Location:** At the rear of 15715 Nacogdoches Road  
West of the intersection of Nacogdoches Road and Fox Knoll

**Proposal:** To develop a medical treatment center

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval

The subject property is currently vacant and land locked between existing residential properties and vacant land. The property to the northeast and south are zoned "C-2" Commercial District and the property to the northwest is zoned "R-6" Residential Single-Family District.

The subject property was annexed in 1985 and was previously zoned Temporary "R-1" Residential District, which later converted to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC). The property to the south annexed in 1974 and was rezoned to "B-2" Business District in 1979.

"O-1" Office District would be more suitable because it is intended to protect the abutting and surrounding residential areas through setback requirements and building size limitations. The current "R-6" Residential Single-Family District serves as a buffer between the homes and the commercial uses to the south. The "O-1" district would encourage a transition between the commercial district and the residential district. The plan for the development is to locate on both the subject property and the vacant commercially zoned property to the south.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Robin Stover 207-7945

**VOTE**

FOR	7
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2005274**

**ZONING CASE NO. Z2005274 – December 20, 2005**

Applicant: Anna Hudley

Zoning Request: "R-6" Residential Single-Family District to "C-2" Commercial District.

Andy Guerrero, 3134 Renker, representing the owner, stated that is case was continued from the December 6<sup>th</sup> meeting in order that they could resolve some issues raised by the Neighborhood Association. He further stated that the applicant has amended the application to "O-1" Office District per staff recommendation. He noted that they have met with the Fox Wood Neighborhood Association and they have agreed to a 60 – 80 foot setback from the rear property line, the playground has been moved as per exhibit and the parking area will have a setback of 90 feet and the 4<sup>th</sup> condition was that the trees should be saved. He stated that they will have written covenants prior to City Council hearing.

**FAVOR**

Donald Stogren, 16623 Fort Oswego, representing the Fox Run Neighborhood Association, stated that the association concurs with the applicant's request with the caviate that the exhibit and the covenants are attached to the request when the case goes before City Council.

Staff stated there were 21 notices mailed out to the surrounding property owners, 9 returned in opposition and 3 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Robbins and seconded by Commissioner Sherrill to approval of "O-1" per staff recommendation.

1. Property is located on 1.278 acres out of NCB 16582 at the rear of 15715 Nacogdoches Rd.
2. There were 21 notices mailed, 9 returned in opposition and 3 in favor.
3. Staff recommends approval of "O-1" Office District.

**Z2005274**

**AYES: Martinez, Robbins, Rodriguez, Sherrill, McAden, Kissling, Avila, Gray**  
**NAYS: None**

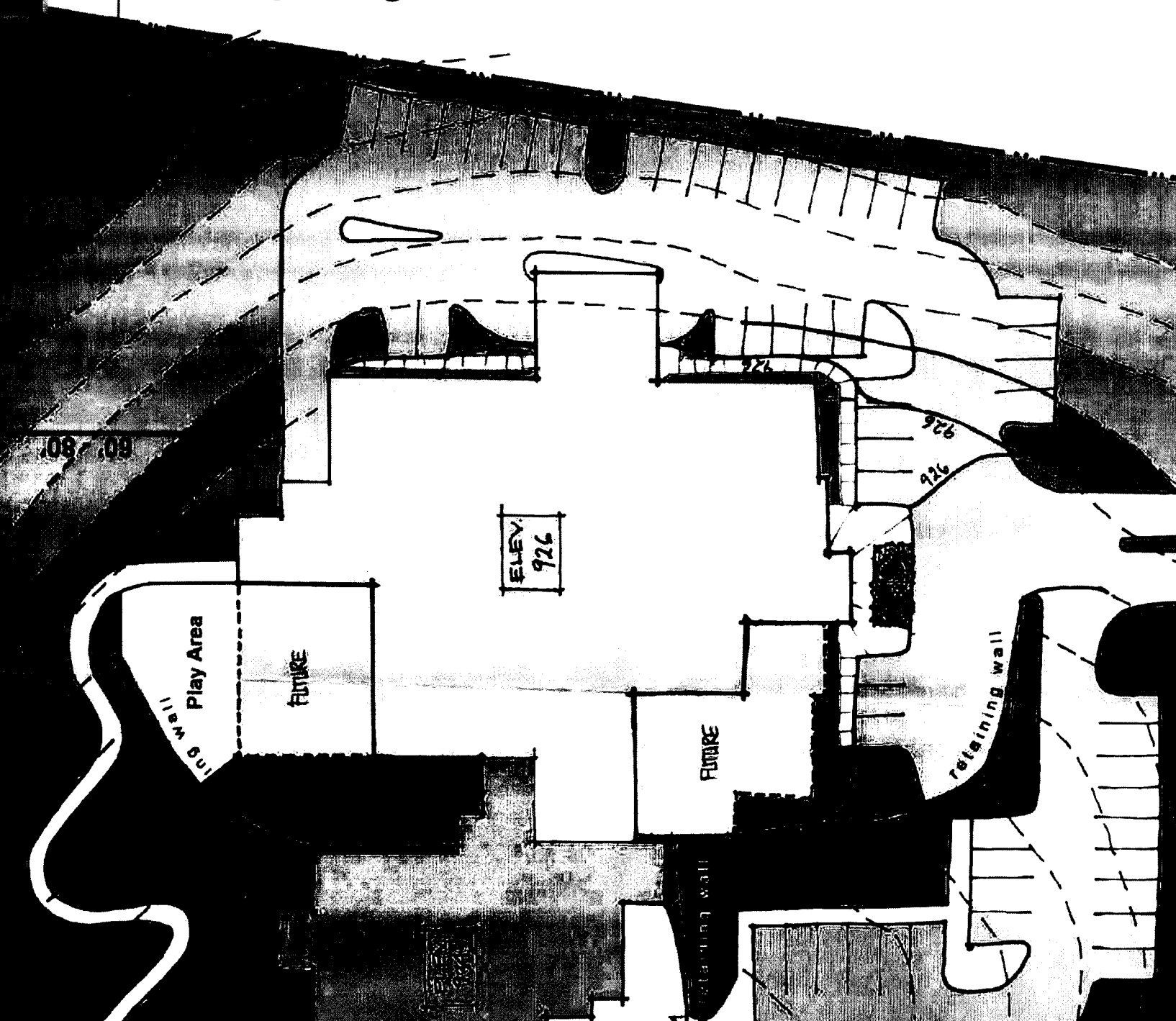
**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

# Covenant Restrictions

- 1 Conserve as many trees as possible
- 2 Building set back 60 to 80 feet along Fox Run Estates.
- 3 Parking: Driveway shall be a minimum of 80 to 90 feet from Fox Run property line.
- 4 Playground to be tucked in between retaining wall and building.



site plan

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